

Smoke Detector Statement of Compliance

THIS STATEMENT APPLIES TO THE PROPERTY SITUATED AT _____ WITH THE LEGAL DESCRIPTION OF LOT _____, BLOCK _____, _____ ADDITION, CITY OF _____, _____ COUNTY, CALIFORNIA. THE SELLER DISCLOSES THE FOLLOWING INFORMATION WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY OF ANY KIND BY THE SELLER IN THIS TRANSACTION, AND IT IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTIES IN THIS TRANSACTION, THE BUYER MAY RELY ON THIS INFORMATION IN DECIDING WHETHER AND ON WHAT TERMS TO PURCHASE THE SUBJECT PROPERTY.

The California Health and Safety Code states:

On and after January 1, 1986, every single-family dwelling and factory-built housing, as defined in Section 19971, which is sold shall have an operable smoke detector. The detector shall be approved and listed by the State Fire Marshal and installed in accordance with the State Fire Marshal's regulations. Unless prohibited by local rules, regulations, or ordinances, a battery-operated smoke detector shall be deemed to satisfy the requirements of this section.

More stringent smoke detector requirements may be imposed by local ordinances and regulations. It is important for the parties to check with local safety departments to ensure compliance has been met for the applicable county and city in which the Property is situated.

The California Health and Safety Code requires the transferor of any real property containing a single-family dwelling whether the transfer is made by sale, exchange, or real property sales contract shall to deliver to the transferee a written statement indicating that the transferor is in compliance with the smoke detector laws of California. The Seller hereby represents the Property is in compliance with California law concerning smoke detectors and the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

The Seller represents that the Seller has read and understands this document.

_____	_____	_____	_____
Date	Signature of Seller	Date	Signature of Seller

The Buyer represents that the Buyer has read and understands this document.

_____	_____	_____	_____
Date	Signature of Buyer	Date	Signature of Buyer

Initial of Seller _____ and Buyer _____